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Statement of Information

169 TURNERS ROAD, JUNORTOUN, VIC 3551

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



169 TURNERS ROAD, JUNORTOUN, VIC

3 2 2

Indicative Selling Price

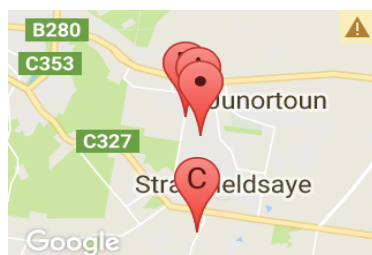
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$420,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



JUNORTOUN, VIC, 3551

Suburb Median Sale Price (House)

\$505,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



39 RIDGE RD, JUNORTOUN, VIC 3551

4 1 4

Sale Price

\$415,000

Sale Date: 15/11/2016

Distance from Property: 401m



63 JUNORTOUN RD, JUNORTOUN, VIC 3551

5 2 4

Sale Price

\$420,000

Sale Date: 25/10/2016

Distance from Property: 699m



70 EMU CREEK RD, STRATHFIELDSAYE, VIC

3 2 2

Sale Price

\$400,000

Sale Date: 31/10/2016

Distance from Property: 2.8km



This report has been compiled on 29/08/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

169 TURNERS ROAD, JUNORTOUN, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$420,000

Median sale price

Median price

\$505,000

House

X

Unit


Suburb

JUNORTOUN

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
39 RIDGE RD, JUNORTOUN, VIC 3551	\$415,000	15/11/2016
63 JUNORTOUN RD, JUNORTOUN, VIC 3551	\$420,000	25/10/2016
70 EMU CREEK RD, STRATHFIELDSAYE, VIC 3551	\$400,000	31/10/2016